

# \$499,888 - 410 Grosbeak Way, Fort McMurray

MLS® #A2200644

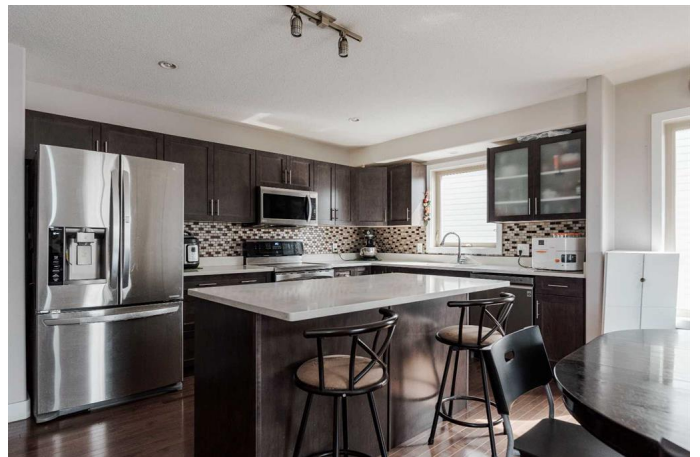
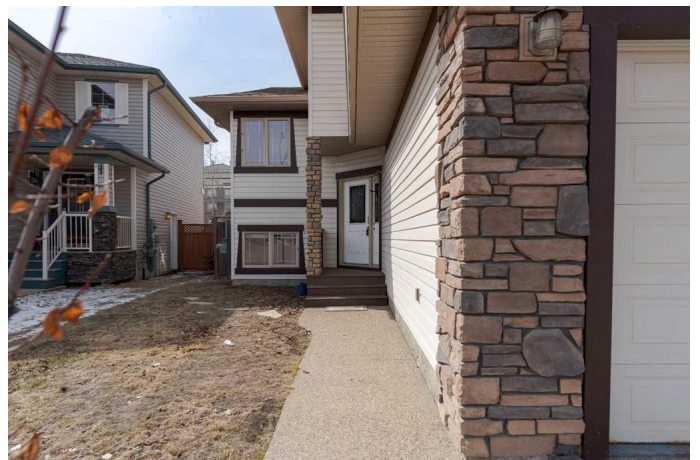
**\$499,888**

4 Bedroom, 3.00 Bathroom, 1,503 sqft  
Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

EXCELLENT EAGLE RIDGE 4-LEVEL SPILT HOME IN A QUIET CUL DE SAC WITH OVER 2400 SQ FT OF LIVING SPACE AND 2 FIREPLACES AND ATTACHED HEATED GARAGE AND LARGE FRONT DRIVEWAY.

Don't let the exterior fool you; this home will surprise you with the amount of living space because, judging by the outside, you would never think it has 4 levels that include a total of 2,459 sqft of living space, including a basement with 12-foot ceilings. Enter this 4-level back split with a large foyer that includes a separate mud room and access to the attached heated garage. The staircase leads you to a main floor with hardwood floors, an open concept living area with a large kitchen featuring an upgraded tile floor, QUARTZ countertops, eat-up breakfast bar, large island, pantry, and some upgraded appliances. The Kitchen overlooks your dining room and living room. These spaces continue with hardwood floors, the living room offers a corner gas fireplace with built-in niche. Off the living room, you have sliding glass doors leading to your wrap-around upper deck. The main level continues with your 2nd and 3rd bedroom, and 4 pc full bathroom completed with quartz countertops and tile floors. The top level of the home has been dedicated to the Primary bedroom, which includes an oversized bedroom with CORNER GAS FIREPLACE, a walk-in closet with built-in shelving, and full ensuite that includes a double walk-in shower, quartz countertops and tile floors. The lower



level of this home is one like no other with huge 12-foot ceilings, large above-ground windows, massive family room and games area, 4th bedroom and a full bathroom. This lower level is also equipped with a laundry room and large storage space. On the exterior of the home, you have a fully fenced and landscaped yard, large front driveway, and a firepit area all perfectly located in a nice family cul-de-sac within walking distance of schools, parks, trails and Eagle Ridge Commons. This is an impressive home with many features that the original owners have appreciated and enjoyed! Call today and schedule your private viewing.

Built in 2009

### **Essential Information**

MLS® #	A2200644
Price	\$499,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	410 Grosbeak Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L8

### **Amenities**

Parking Spaces	3
Parking	Heated Garage, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Gas Range, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
Days on Market	23
Zoning	R1S

### Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.